

046.0

0002

0007.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

Total Card / Total Parcel

886,900 /

886,900

886,900 /

886,900

886,900 /

886,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHANNON VIRGINIA / L EST
Owner 2:	
Owner 3:	

Street 1: 35 SHERBORN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHANNON VIRGINIA A/TRUSTEES -

Owner 2: CREATI FAMILY TRUST -

Street 1: 35 SHERBORN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,070 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2494 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																		
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:																																																																																																																									
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:																																																																																																																									
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																																																																																																																									
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:																																																																																																																									
Frame: 1 - Wood				A HBth:	Rating:																																																																																																																									
Prime Wall: 6 - Stucco				OthrFix:	Rating:																																																																																																																									
Sec Wall:		%		OTHER FEATURES																																																																																																																										
Roof Struct: 2 - Hip				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2																																																																																																																						
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O																																																																																																																						
Color: BEIGE				Frl:	Rating:			Other																																																																																																																						
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GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2																																																																																																																						
Grade: C - Average								Lvl 1																																																																																																																						
Year Blt: 1914	Eff Yr Blt:							Lower																																																																																																																						
Alt LUC:		Alt %:						Totals RMS: 10 BRs: 4 Baths: 2 HB																																																																																																																						
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Const Mod:				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																		
Lump Sum Adj:				Phys Cond: AV - Average	31.	%		Exterior:	No Unit	RMS	BRS	FL																																																																																																																		
INTERIOR INFORMATION				Functional:				Interior:	2	5	2																																																																																																																			
Avg Ht/FL: STD				Economic:				Additions:																																																																																																																						
Prim Int Wall: 2 - Plaster				Special:				Kitchen:																																																																																																																						
Sec Int Wall:		%		Override:				Baths:																																																																																																																						
Partition: T - Typical								Plumbing:																																																																																																																						
Prim Floors: 4 - Carpet								Electric:																																																																																																																						
Sec Floors: 3 - Hardwood	50%							Heating:																																																																																																																						
Bsmnt Flr: 12 - Concrete								General:	2	10	4																																																																																																																			
Subfloor:				CALC SUMMARY				COMPARABLE SALES																																																																																																																						
Bsmnt Gar:				Basic \$ / SQ: 170.00				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																		
Electric: 3 - Typical				Size Adj.: 1.07101035																																																																																																																										
Insulation: 2 - Typical				Const Adj.: 0.99485052																																																																																																																										
Int vs Ext: S				Adj \$ / SQ: 181.134																																																																																																																										
Heat Fuel: 2 - Gas				Other Features: 102375																																																																																																																										
Heat Type: 1 - Forced H/Air				Grade Factor: 1.00																																																																																																																										
# Heat Sys: 2				NBHD Inf: 1.00000000																																																																																																																										
% Heated: 100		% AC: 100		NBHD Mod:																																																																																																																										
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00																																																																																																																										
% Com Wall		% Sprinkled:		Adj Total: 656792																																																																																																																										
				Depreciation: 203605																																																																																																																										
				Deprecated Total: 453186																																																																																																																										
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																																				
SPEC FEATURES/YARD ITEMS				Model:																																																																																																																										
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More: N				Total Yard Items:				Total Special Features:				Total:																																																																																																																		
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